

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, June 28, 2016**, at **6:00 p.m.** to consider the following:

ZOAM 2016-0002

(Zoning Ordinance Amendment)

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO REVISE REGULATIONS IN REGARD TO DATA CENTERS IN THE COMMERCIAL LIGHT INDUSTRY ZONING DISTRICT

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 5, 2016, the Planning Commission hereby gives notice of proposed amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish new, and clarify, revise, and/or delete existing, regulations and definitions in regard to the use "Data Center" in the CLI (Commercial Light Industry) zoning district. The amendments propose revisions to Section 3-900 et seq., *CLI Commercial Light Industry*, and Section 5-664, *Additional Regulations for Specific Uses, Data Center*, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Proposed Amendments to Sections 3-903 and 3-904, CLI – Commercial Light Industry, Permitted Uses and Special Exception Uses:

- Reclassify the exiting Permitted use "Data Center".to a Minor Special Exception or Special Exception use, which may be subject to Additional Regulations.

Proposed Amendments to Section 5-664, Additional Regulations for Specific Uses, Data Center:

- Establish new, and clarify, revise, and/or delete existing, Additional Regulations for the use "Data Center".

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZOAM 2016-0004

(Zoning Ordinance Amendment)

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO REVISE REGULATIONS IN REGARD TO MUNICIPAL WELLS

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 5, 2016, the Planning Commission hereby gives notice of proposed amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") in order to establish "Water Well, Municipal" as a new use, establish a new

definition and regulations for this use, and add this use as a Permitted, Minor Special Exception, or Special Exception use in certain zoning districts. The amendments propose revisions to Table 2-102 of Section 2-102, *AR-1 Agricultural Rural-1 District Use Table*; Table 2-202 of Section 2-202, *AR-2 Agricultural Rural-2 District Use Table*; Table 2-1003 of Section 2-1003, *JLMA-1 Joint Land Management Area-1 District Use Table*; Table 2-1103 of Section 2-1103, *JLMA-2 Joint Land Management Area-2 District Use Table*; Table 2-1203 of Section 2-1203, *JLMA-3 Joint Land Management Area-3 District Use Table*; Section 5-621, *Additional Regulations for Specific Uses, Public Utilities*; and Article 8, *Definitions*, and such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Description of Proposed Amendments to Table 2-102 of Section 2-102, AR-1 Agricultural Rural-1 District Use Table; Table 2-202 of Section 2-202, AR-2 Agricultural Rural-2 District Use Table; Table 2-1003 of Section 2-1003, JLMA-1 Joint Land Management Area-1 District Use Table; Table 2-1103 of Section 2-1103, JLMA-2 Joint Land Management Area-2 District Use Table; Table 2-1203 of Section 2-1203, JLMA-3 Joint Land Management Area-3 District Use Table:

- Establish “Water Well, Municipal” as a new use.
- Add the use “Water Well, Municipal” as a new Permitted, Minor Special Exception, or Special Exception use, which may be subject to Additional Regulations, in the AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2), JLMA-1 (Joint Land Management Area-1), JLMA-2 (Joint Land Management Area-2), and JLMA-3 (Joint Land Management Area-3), zoning districts.

Description of Proposed Amendments to Section 5-621, Additional Regulations for Specific Uses, Public Utilities:

- Establish new additional regulations for the use “Water Well, Municipal”, to include without limitation, buffer yard requirements.

Description of Proposed Amendments to Article 8, DEFINITIONS:

- Establish a definition for the new use “Water Well, Municipal”.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZOAM 2016-0005

(Zoning Ordinance Amendment)

**PROPOSED ZONING ORDINANCE AMENDMENT
TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE
TO REVISE REGULATIONS IN REGARD TEMPORARY/POLITICAL SIGNS**

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on April 5, 2016, the Planning Commission hereby gives notice of proposed amendments to the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”) in order to establish new, and clarify, revise, and/or delete existing regulations and definitions in regard to the various categories of temporary signs, to include without limitation political signs. The amendments propose revisions to Table 5-1204(D) of Section 5-1204(D), *Sign Requirements Matrix*, and Article 8, *Definitions*, and such other Articles, Sections, Subsections, and

provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

Description of Proposed Amendments to Table 5-1204(D) of Section 5-1204(D), Sign Requirements

Matrix:

- Relocate all existing regulations for Directional Signs, Off-Site, from the Miscellaneous Signs category to the Temporary Signs category.
- Establish new, and/or clarify, revise, and/or delete existing, regulations in regard to the total aggregate sign area, maximum number of signs, maximum area of any one sign, minimum setback from right of way, type permitted (freestanding, balloons, banners, pennants, inflated devices, ground mounted, etc.), maximum height, additional requirements, and general notes for Temporary Signs – On-site, Temporary Signs – Off-site, Real Estate - Temporary Open House - Off-Site, Non-PD District Project Directional Signs – Off-Site, and Directional Signs, Off-Site, so that all such temporary signs are subject to the same regulations.
- Establish new, and/or clarify, revise, and/or delete existing, regulations in regard to the total aggregate sign area, maximum number of signs, maximum area of any one sign, minimum setback from right of way, type permitted (freestanding, balloons, banners, pennants, inflated devices, ground mounted, etc.), maximum height, additional requirements, and general notes for political signs so that political signs are subject to the same regulations as other temporary signs; or exempt political signs from regulation under the Zoning Ordinance.
- Establish a new sign category for Construction Signs; relocate all existing regulations for Temporary Construction Signs into this new sign category; and establish new, and/or clarify, revise, and/or delete existing, regulations in regard to the total aggregate sign area, maximum number of signs, maximum area of any one sign, minimum setback from right of way, type permitted (freestanding, balloons, banners, pennants, inflated devices, ground mounted, etc.), maximum height, additional requirements, and general notes for Construction Signs (previously, “Temporary Construction Signs”).

Description of Proposed Amendments to Article 8, Definitions:

- Clarify, revise, and/or delete existing definitions for “Sign, Directional, Off-site”, “Sign, Directional, On-site”, “Sign, Temporary”, “Sign, Temporary, Off-site”, “Sign, Temporary, On-site”, and “Sign, Temporary Construction”.
- Establish a new definition for “Sign, Political”.
- Update the existing definition for “Sign, Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and other such sign” to correct a reference to the Virginia Code.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZMAP 2015-0013 & SPMI 2015-0016

JSF EAST GATE

(Zoning Map Amendment & Minor Special Exception)

Johnson Development Associates, Inc., of Spartanburg, South Carolina, has submitted applications for the following: 1) to rezone approximately 4.06 acres from the CLI (Commercial Light Industry) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to develop a Storage Mini-Warehouse

use at a maximum Floor Area Ratio (FAR) of 0.6; and 2) a Minor Special Exception to permit a Storage, Mini-Warehouse, in the PD-IP zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Minor Special Exception use under Section 4-504 pursuant to Section 4-507(K) and Section 5-665 (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors)... The Applicant is also requesting a modification of Section 4-502, Size and Location, to reduce the minimum size of a PD-IP zoning district from 20 acres to 4 acres. The subject property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour, and within the QN (Quarry Notification) Overlay District-Chantilly Crush Stone Note Area. The subject property is located in the southwest quadrant at the intersection of Tall Cedars Parkway (Route 2200) and East Gate View Drive (Route 3010), in the Dulles Election District. The subject property is more particularly described as Tax Map Number 107//13////2/ (PIN #097-26-3602). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for Business uses at a recommended FAR of up to 0.6.

BROADLANDS SOUTH SECTIONS 204, 206, 208 & 94

(Zoning Concept Plan Amendment and Special Exception)

Broadlands Associates, LLP of Fairfax, Virginia, has submitted applications for the following: 1) To amend the concept development plan and proffers approved with ZCPA-1994-0005, Broadlands and Broadlands South; ZMAP-1995-0003, Broadlands and Broadlands South; and ZCPA-2011-0004 Broadlands Section 108 and Broadlands South Section 208, in order to: a) amend the Parking Lot License Agreement and provide improvements to the 150-space commuter parking lot in Section 204; b) eliminate 75 commuter parking spaces in Section 206; and c) permit a portion of Section 208 to be administered as R-24 (Multifamily Residential) in order to replace a previously approved day care use with 45 active adult/age-restricted multifamily dwelling units that were previously approved for Section 94 [with no resulting change in density in the PD-H4 (Planned Development-Housing) zoning district][at a maximum residential density of 3.45 proffered max density dwelling units per acre]; and 2) A Special Exception to permit gas pumps accessory to a convenience food store in the PD-CC-CC (Planned Development-Commercial Center-Community Center) zoning district (Section 206). This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Section 4-204(B), pursuant to Section 5-617. The subject property is located within the PD-H4 (Planned Development-Housing) zoning district, administered as PD-OP (Planned Development-Office Park) (Sections 204 and 208), administered as PD-CC-CC (Planned Development-Commercial Center-Community Center) (Section 206), administered as R-24 (Section 94) zoning district, and is located partially within the FOD (Floodplain Overlay District) and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is located generally on the west side of and west of the Dulles Greenway (Route 267) along the north and south of Mooreview Parkway (Route 2298), along the north and south sides of Wynridge Drive (Route 2394), and east of Claiborne Parkway (Route 901), in the Broad Run Election District. The property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ADDRESS
119-19-7523	/78/B20////B/	N/A
119-17-0187	/78/A46//BK1B/	43170, 431801, 43210, 43230 and 43250 Southern Walk Plaza Ashburn, Virginia

119-18-1184	/78/A45//BK1A/	43300 and 43315 Southern Walk Plaza, Ashburn, Virginia
120-45-9550	/78/A47/////A/	43095 Wynridge Drive, Ashburn, Virginia
120-46-6436-0001 thru 0027	/78/A/1P1C	43138 Sunderland Terrace, Units 102, 104, 200-207, 300-307, and 400-407, Ashburn, Virginia
120-46-3033	/78/A/1P2B	43145 Sunderland Terrace Ashburn, Virginia
120-46-4826	/78/A/1P3A	43144 Sunderland Terrace Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Ashburn Community (Suburban Policy Area)) and which recommend this area for Residential with densities up to 4.8 units per acre with ADUs, Business Uses with non-residential Floor Area Ratio (FAR) up to 0.40.

ZRTD 2015-0007 & ZMOD 2015-0024 STORAGE DEVELOPMENT PARTNERS

(Zoning Conversion in the Route 28 Taxing District & Zoning Modification)

Storage Development Partners, LLC, of Farmington Hills, Michigan, has submitted an application to rezone approximately 7.58 acres from the PD-GI (Planned Development-General Industry) zoning district under the 1972 Zoning Ordinance to the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-GI zoning district under the Revised 1993 Zoning Ordinance, at maximum Floor Area Ratio (FAR) of 0.40 (up to 0.60 by Special Exception) . The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and located partially within the FOD (Floodplain Overlay District). The subject property is located in the northwest corner of the intersection of Old Ox Road (Route 606) and Relocation Drive (Route 775), in the Broad Run Election District. The subject property is more particularly described as Tax Map Number /94//47////1B/ (PIN #046-46-5087). The applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§5-900(A)(8)(a), Building and Parking Setbacks from Roads, Route 606.	Reduce the minimum building setback from 100 feet to 35 feet along Route 606.
§5-900(A)(10)(a), Building and Parking Setbacks from Roads, Other Major Collector Roads.	Reduce the minimum building setback from 100 feet to 35 feet along Relocation Drive.

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan), which designate this area for Route 28 Industrial uses that support up to 100% Heavy Industrial, Light Industrial and Flex uses with supportive Commercial and Retail Services limited to 10% of the floor area at a recommended with FAR of 0.2 to 0.4.

**ZCPA 2015-0015, ZMOD 2015-0015, SPEX 2015-0039,
SPEX 2015-0040, SPEX 2015-0041, SPEX 2015-0042,
SPEX 2015-0043, SPEX 2015-0044 & SPEX 2015-0045
STONEWALL CREEK BUSINESS PARK**

(Zoning Concept Plan Amendment, Special Exceptions & Zoning Modifications)

Stonewall Creek, LLC of Hamilton, Virginia, has submitted applications for the following: 1) to amend the concept development plan and proffers approved with ZMAP-2008-0017, Stonewall Secure Business Park, in order to permit the separation of the subject property from ZMAP-2008-0017 and to permit the development of up to 2.2 million square feet of non-residential uses at a maximum floor area ratio (FAR) of 0.51 within the PD-IP (Planned Development-Industrial Park) zoning district on the subject property; 2) a Special Exception to a) Permit a utility substation, transmission; b) Permit a water treatment plant; c) Permit a motor vehicle service and repair, heavy; d) Permit a water storage tank; e) Permit a firearm range, archery range, indoor; f) Permit outdoor storage, accessory, in excess of 10% of the lot area; and g) Permit a contractor service establishment, with outdoor storage in excess of 20% of the lot area in the PD-IP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed uses are permitted by Special Exception under Sections 4-504. The applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modification
§1-205(A) Limitations on Methods for Measurements of Lots and Related Terms, Lot Access Requirements.	To allow lots to have frontage on private roads in lieu of a Class I, Class II, or Class III road or private access easements within the PD-IP zoning district.
§4-506(B), Building Requirements, Building Height.	Increase the maximum building height from 60 feet to 100 feet without any additional building setbacks from private roads within Stonewall Creek Business Park, and from MR-HI and PD-GI zoning.

The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, aircraft noise contour for the Leesburg Airport. The subject property is located within the QN (Quarry Notification) Overlay District-Luck Quarry Note Area. The property is located on the north and south side of the Dulles Greenway (Route 267), on the east side of Sycolin Road (Route 625) and west of Goose Creek in the Catoctin Election District. The property is more particularly described as Tax Map Numbers /60/////////39/ and /61/////////13/ (PIN#s 194-48-6020 and 194-49-8227). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Community), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for General Industrial uses at no recommended non-residential Floor Area Ratio (FAR).

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the

week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. In the event that the second Thursday is a holiday or the meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be moved to the third Tuesday of the month. In the event that Tuesday is a holiday or the Tuesday meeting may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the meeting will be held on the following Thursday. The meeting will be held at a place determined by the Chairman.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.

Jeff Salmon, Chairman

STAFF CONTACTS AND RECOMMENDATIONS

ZOAM 2016-0002

(Zoning Ordinance Amendment)

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO REVISE REGULATIONS IN REGARD TO DATA CENTERS IN THE COMMERCIAL LIGHT INDUSTRY ZONING DISTRICT

WHICH ZONING ORDINANCE:

APPLICANT CONTACT:

CONTACT FOR POSTERS:

STAFF NAME/EXT: George Hoddinott X8553

STAFF RECOMMENDATION:

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

ZOAM 2016-0005

(Zoning Ordinance Amendment)

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO REVISE REGULATIONS IN REGARD TEMPORARY/POLITICAL SIGNS

WHICH ZONING ORDINANCE:

APPLICANT CONTACT:

CONTACT FOR POSTERS:

STAFF NAME/EXT: George Hoddinott X8553

STAFF RECOMMENDATION:

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

ZOAM 2016-0004
(Zoning Ordinance Amendment)

**PROPOSED ZONING ORDINANCE AMENDMENT
TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE
TO REVISE REGULATIONS IN REGARD TO MUNICIPAL WELLS**

WHICH ZONING ORDINANCE:

APPLICANT CONTACT:

CONTACT FOR POSTERS:

STAFF NAME/EXT: George Hoddinott X8553

STAFF RECOMMENDATION:

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY?

ZMAP-2015-0013 & SPMI-2015-0016
JSF EAST GATE
(Zoning Map Amendment & Minor Special Exception)

WHICH ZONING ORDINANCE: Revised 1993 Zoning Ordinance

APPLICANT CONTACT/PHONE: Chris Gleckner/ (571) 209-5776

CONTACT FOR POSTERS: Chris Gleckner

STAFF NAME/EXT: Jacqueline Marsh / 5490

STAFF RECOMMENDATION: Approval

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY? NO

ZCPA-2015-0010 & SPEX-2015-14
BROADLANDS SOUTH SECTIONS 204, 206, 208 & 94
(Zoning Concept Plan Amendment and Special Exception)

WHICH ZONING ORDINANCE: Revised 1993 Zoning Ordinance

APPLICANT CONTACT/PHONE: Roy R. Barnett, Broadlands Associates LLP/703-425-2600

CONTACT FOR POSTERS: Jeffrey A. Nein, Cooley LLP/703-456-8103

STAFF NAME/EXT: Richard W. Hancock/8435

STAFF RECOMMENDATION: Approval

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY? (If “yes”, list jurisdictions)
NO

ZRTD-2015-0007 & ZMOD-2015-0024
STORAGE DEVELOPMENT PARTNERS
(Zoning Conversion in the Route 28 Taxing District & Zoning Modification)

WHICH ZONING ORDINANCE: 1972 Zoning Ordinance

APPLICANT CONTACT/PHONE: Molly Novotny / 703-456-8105

CONTACT FOR POSTERS: Molly Novotny

STAFF NAME/EXT: Jacqueline Marsh / 5490

STAFF RECOMMENDATION: Approval

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY? NO

**ZCPA 2015-0015, ZMOD 2015-0015, SPEX 2015-0038,
SPEX 2015-0039, SPEX 2015-0040, SPEX 2015-0041, SPEX 2015-0042,
SPEX 2015-0043, SPEX 2015-0044 & SPEX 2015-0045
STONEWALL CREEK BUSINESS PARK**
(Zoning Concept Plan Amendment, Special Exceptions & Zoning Modifications)

WHICH ZONING ORDINANCE: Revised 1993

APPLICANT CONTACT/PHONE: John A. Andrews, II, Managing Member
540-338-9041
andcominv@aol.com

CONTACT FOR POSTERS: Kimberlee Welsh Hise, Land Use Planner
571-209-5773
khise@ldn.thelandlawyers.com

STAFF NAME/EXT: Birkitt/x5784

STAFF RECOMMENDATION: Staff supports the Planning Commission's approval

IS THE PROPERTY WITHIN 1/2 MILE OF AN ADJOINING TOWN OR COUNTY? Yes,
Town of Leesburg